"And every privy built in the yard or area of any building, or under any street or alley, must have a door, and be otherwise properly inclosed, screened and fenced from public view."

SCHEDULE (I.)—The following are now the proposed regulations relative to the widths of streets, &c.:—

"With regard to every such street or alley, hereafter to be formed, in reference to the width thereof;—Every street or alley must be of, at the least, the following width, from front to front, in every part thereof respectively; that is to say:—

"Every street must be of the width of 40 feet at the least; but if the buildings fronting any street be more than 40 feet high from the level of the street, then such street must be of a width equal, at the least, to the height of the buildings above such level.

"Every alley must be of the width of 20 feet at the least; but if the buildings fronting any alley be more than 20 feet high from the level of the alley, then such alley must be of a width equal, at the least, to the height of the buildings above such level.

"And the carriage-way of every street must be at the least 24 feet wide."

"And before every row of houses there must be a footway; and every such footway must be at least 5 feet wide.

Entrances to Alleys.—"And with regard to every such alley, in reference to the entrance thereof,—every alley must have two entrances thereto, each being, at the least, of the full width of the alley, and one of the two, at the least, open from the ground upwards."

Measurement of Width.—"And with regard both to such streets and alleys,—the aforesaid width is to be ascertained by measuring (at right angles to the course thereof), from front to front of the buildings on each side of such side of such street or alley.

SCHEDULE (K.)—*Rules concerning Dwelling-Houses hereafter built or rebuilt, with regard to back-yards and areas, and rooms under-ground, and in the roof.—Back-yards.*—"With regard to back-yards or open spaces attached to dwelling-houses;—

"Every house, HEREAFTER BUILT, must have an inclosed back-yard or open space of, at the least, one square, exclusive of any building thereon.

"And if any house already built, be hereafter rebuilt,—then, unless all the rooms of such house can be lighted and ventilated from the street, or from an area of the extent of, at the least, three-quarters of a square, into which the owner of the house to be rebuilt is entitled to open windows for every room adjoining thereto, there must be, above the level of the floor of the third story, an open space of at least three-quarters of a square.

"And with regard to every building of the first class:—

"Every such building must be built with some roadway, either to it, or to the inclosure about it, of such width as will admit to one of its fronts of the access of a scavenger's cart, of the ordinary size of such carts."

These restrictions, while beneficial in new building sites (where, however, close building is rare), would be found to practically prevent improvement, by old houses being perpetuated to avoid loss of available sites.

Lowermost Rooms.—"And with regard to the lowermost rooms of houses being rooms of which the surface of the floor is more than three feet below the surface of the footway of the nearest street or alley, and to cellars of buildings hereafter to be built or rebuilt;—

"If any such room or cellar be used or intended to be used as a separate dwelling,—then the floor thereof must not be below the surface or level of the ground immediately adjoining thereto, unless it have an area, fireplace and window as required for rooms and cellars of existing buildings let separately and used as a separate dwelling, and unless it be properly drained.

"And with regard to every such lowermost room or cellar in any existing building used or intended to be used as a separate dwelling;—

"There must be an area not less than three feet wide in every part, from six inches below the floor of such room or cellar to the surface or level of the ground adjoining to the front, back, or external side thereof, and extending the full length of such side.

"And such area, to the extent of at least five feet long and two feet six inches wide, must be in front of the window of such room or cellar, and must be open, or covered only with open iron gratings.

"And there must be made for every underground dwelling-room an open fire-place, with proper flue therefrom.

"And there must be a window-opening of, at the least, 9 superficial feet in area; which window opening must be fitted with a frame filled in with glazed sashes, of which, at the least, 6 superficial feet must be made to open ventilation.

Attic Rooms.—"And with regard to rooms in the roof of any building hereafter built or rebuilt, in reference to the number of floors of rooms in the roof, and to the height of a rooms:—There must not be more than floor of such rooms, and such rooms must be of a less height than 7 feet, except sloping part, if any, of such roof, which ing part must not begin at less than 3 6 inches above the floor, nor extend m than 3 feet 6 inches on the ceiling of a room."

The restriction relative to 3 feet 6 inc above the flooring would certainly operate trimentally by occasioning the cubic conte of attics to be diminished by their lower p being battened with "*ashlar quarters*," to r der them perpendicular.

Rooms in other Parts.—"And with reg to rooms in other parts of the building, reference to the height thereof:—Every ro used or intended to be used as a separ dwelling must be of, at the least, the height 7 feet from the floor to the ceiling.

SCHEDULE (L.)—The following is now the List of Fees proposed to be payable to th Surveyors.

Fees for New Buildings.—For any building erected on old or new foundations, as follows:

	Dwelling-House Class.			Warehouse Class.			Public Buildi Class.		
	£	s.	d.	£	s.	d.	£	s.	d.
If the building be of the 1st rate	3	10	0	3	10	0	3	10	0
Ditto .. extra 1st ditto	5	5	0		..		5	5	0
Ditto .. .. 2nd ditto	3	3	0	3	3	0	3	3	0
Ditto .. .. 3rd ditto	2	10	0	2	10	0	2	10	0
If the building be of the 4th rate, and exceed two stories in height	2	2	0	2	2	0	2	2	0
If the building be of the 4th rate, and do not exceed two stories in height	1	10	0	2	2	0	1	10	0
And with regard to buildings of the warehouse class, a further fee to be paid in respect of any additional 35 squares, or portion of 35 squares, in any such building, beyond the first 35 squares	..			.. equal to one-half of the above fees respectively					
And for inspecting and reporting to the Official Referees (s. 24) on party-walls and intermixed buildings:—									
If the building be of the 1st rate	3	10	0	3	10	0	3	10	0
Ditto .. extra 1st ditto	5	5	0		..		5	5	0
Ditto .. .. 2nd ditto	3	3	0	3	3	0	3	3	0
Ditto .. .. 3rd ditto	2	10	0	2	10	0	2	10	0
If the building be of the 4th rate, and exceed two stories in height	2	2	0	2	2	0	2	2	0
If the building be of the 4th rate, and do not exceed two stories in height	1	10	0	2	2	0	1	10	0
For every insulated building	1	1	0	1	1	0	1	1	0
For every detached building built for the purposes of trade or collection for toll							10	6	

"For every attached or detached building, distinctly rated, such fee as is hereby imposed in respect of additions to, or alterations of buildings of the rate to which such attached or detached buildings shall belong."

Fees for additions and alterations.—"For every addition or alteration made to any building, which shall involve the execution of works subject to the regulations of this Act, the following fees; that is to say,—

	£	s.	d.
If the building be of the first rate	1	15	0
Ditto .. extra first ditto	2	10	0
Ditto .. second ditto	1	10	0
Ditto .. third ditto	1	5	0
If the building be of the fourth rate, and exceed two stories in height	0	15	0
If the building be of the fourth rate, and do not exceed two stories in height	0	10	0

"And with regard to buildings of the warehouse class, a further fee, to the amount of half of the above fees respectively, according to the rate of such building, to be paid in respect of every additional thirty-five squares, or portion of thirty-five squares, in any such building."

Fees for special duties.—"For the following special duties performed by any Surveyor, according to the enactments of this Act, where such duties shall not be performed incidentally to the building or rebuilding of any building in respect of which any other fees may be payable; that is to say,—

For attending to the cutting away of chimney-breasts for external walls,—

	£	s.	d.
If the building be of the first rate	2	2	0*
Ditto .. extra first rate	2	2	0*
Ditto .. second rate / Ditto .. third rate	3	3	0*
If the building be of the 4th rate, and exceed two stories in height	1	1	
If the building be of the 4th rate, and do not exceed two stories in height	0	10	
For condemning party fence walls ..	0	10	
For the inspection and removal of projections, &c. in imminent danger, and ruinous buildings	0	10	
For surveying party-walls not kept in repair, and consenting to notice of repair being served	0	10	
For inspecting arches or stone floors over public ways	0	10	
For inspecting formation of openings in party-walls	0	10	
For inspecting chimney-shafts, pots, funnels, &c., above *certain* heights	0	10	

* The relative scale of these fees is no doubt erroneous.

Fees for Special Services not expressly provided for.—"For any service performed by an Surveyor which is required by this Act, but no comprehended under any of the foregoing heads.

"Such fee, not exceeding £1, as the Official Referees shall by writing under their hand order and appoint, with the consent of the Commissioners of Works and Buildings.

When it is considered that the scale of these fees is, compared with the price of the building, only about 60 per cent. of that which the fees were at the time of the passing of the present Building-Act, and that many new duties are proposed to be cast upon the district Surveyors, by which much expense in surveying and condemning party-walls, and other processes, are intended to be avoided, which, indeed, renders the fees virtually less than half that which they were made in the year 1774, we think no reason whatever can exist, on this head, for dissatisfaction of either the public or the building interest. b.

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